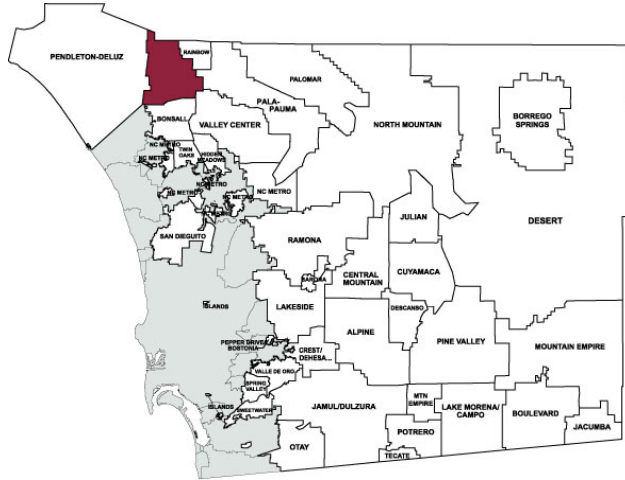


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

FALLBROOK



Fallbrook had six properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral meets the GP2020 concepts and planning principles.
- 2 referrals can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 3 referrals do not meet the GP2020 concepts and planning principles.

The majority of the referrals are located in Rural Lands on the outskirts of the community. These areas were designated as Rural Lands because they lack adequate public services and infrastructure and are separated from the community center by topography, I-15, the Santa Margarita River or the San Luis Rey River. Changing these referrals to Semi-Rural densities would produce more growth in Fallbrook than is needed, and it would result in a community development pattern devoid of rural lands, which is an integral part of their existing community character.

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
8	<p><i>Thure Stedt</i> (representing Chaffin)</p> <p>Inside CWA boundary. Located in the northeast portion of the plan area. Pipelined TM</p> <ul style="list-style-type: none"> • 450 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres Revised request at PC hearing: Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Properties and application be put in pipeline process</p> <p><u>Planning Commission:</u> Review split designations of 1 du/10 acres and 1 du/40 acres</p>	<p><u>County Staff:</u> COMPROMISE Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Nearly all of the area has slopes greater than 25% and 50% ▪ Within proposed North County MSCP Preapproved Mitigation Area ▪ Limited vehicular access ▪ Consistent with Rural Lands density assigned to surrounding areas • <i>Reduce public costs</i> – area is isolated with limited access to infrastructure and public services
9	<p><i>D.E. McCormac</i></p> <p>Inside CWA boundary. Located near center of plan area.</p> <ul style="list-style-type: none"> • 88.89 acres • Existing General Plan: 1 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/acre</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/acre</u></p>	NO CHANGE PROPOSED

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
10	<p><i>Hadley Johnson and William Schwartz (representing J. Chandler)</i></p> <p>Inside CWA boundary. Located north of Camp Pendleton and west of the confluence of the Santa Margarita River and Sandia Creek. Pipelined TM</p> <ul style="list-style-type: none"> • 350 acres • Existing General Plan: 1 du/10 acres and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/10 acres or current TM proposal</p> <p><u>CPG/CSG:</u> Grant pipeline status for TM</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ 80 percent of the area has slopes greater than 25% ▪ Within proposed North County MSCP Preapproved Mitigation Area ▪ Limited vehicular access • <i>Reduce public costs</i> – area is isolated with limited access to infrastructure and public services
11	<p><i>Ivan Fox (representing Victor Pankey)</i></p> <p>Inside CWA boundary. Located east of Lake Rancho Viejo Specific Plan, southeast of the I-15/SR76 interchange.</p> <ul style="list-style-type: none"> • 300 acres • Existing General Plan: Specific Plan and 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Change Semi-Rural to General Commercial and Village Residential; Change Rural Lands to Semi-Rural</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u> (Property designated as 1 du/10 acres may be appropriate for mixed use development consistent with development northeast of the I-15/SR76 interchange. To be reviewed at a future date.)</p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Rural Lands designation is consistent with GP2020 planning concepts to provide buffers of low density development between towns and villages • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Property is either constrained by steep slopes (greater than 25%) or located within the floodplain ▪ Within proposed North County MSCP Preapproved Mitigation Area • <i>Reduce public costs</i> – area is isolated with limited access to infrastructure and public services

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
12	<p><i>Thure Stedt</i> (representing Chaffin)</p> <p>Inside CWA boundary. Located west of I-15 and north of Mission Road.</p> <ul style="list-style-type: none"> • 21.95 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Properties and application be put in pipeline process</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/20 acres</u></p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ 80 percent of property is constrained by slopes greater than 25% ▪ Within proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – referral would expand sprawl with additional Semi-Rural densities, resulting in a loss of the open space buffer between established communities of Fallbrook and Rainbow
13	<p><i>Jerry Winter</i></p> <p>Inside CWA boundary. Located east of I-15 near Rainbow community boundary.</p> <ul style="list-style-type: none"> • 19.55 acres • Existing General Plan: 1 du/2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Voted against referral request for 1 du/4 acres</p> <p><u>Planning Commission:</u> 1 du/4 acres</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/10 acres</u> (revised after consideration of Planning Commission recommendation)</p>	<ul style="list-style-type: none"> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> ▪ Average parcel size in the area is 7 acres ▪ Majority of the slopes are between 15% and 25% ▪ Within proposed North County MSCP Preapproved Mitigation Area • <i>Create a model for community development</i> – this compromise recognizes existing parcelization, preserves agriculture and provides a transition between the Rural Lands to the east and the higher density Semi Rural Lands across I-15

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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